

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 22, 2019

Case #3099: Application of J5LB Group, LLC of 323 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(A) Use; 9-105.1(C) Front Yard; 9-105.1(D) Side Yard; 9-112.(1) Off Street Parking for a new two-family house at 242 West Bay Drive, Long Beach, NY also known as Section 59, Block 53, Lot 22 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3101: Application of 118 East Chester Street Mangement LLC of 100 W. Park Ave., #306, Long Beach, NY for an appeal from administrative decision purusant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying a 2 family house where a 2 family house previously existed at 343 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 57 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3102: Application of Michael Goldstein of 83 Joyce Road, Plainview, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(E) Front Yard; 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for a 2nd floor addition and off street parking at 616 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 246 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3104: Application of Jenny Phillips of 505 East Bay Drive, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(B) Height for a new roof top deck at 505 East Bay Drive., Long Beach, NY also known as Section 59, Block 162, Lot 1 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3107: Application of George McNulty of 79 Vermont Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front yard deck at 79 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 40 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3108: Application of Michael & Susan Solomon of 90 Curley Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard for a side yard addition and interior alterations at 90 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3109: Application of Mary Bartholomew of 561 East Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(K) Expanding Use to convert a one-family into a two-family at 561 East Hudson Street, Long Beach, NY also known as Section 59, Block 166, Lot 66 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3110: Application of Linda Todd of 85 Elm Drive North, Levittown, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for off street parking in the front yard at 609 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 120, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: August 22, 2019
Long Beach, N.Y.

Rocco J. Morelli
Chairman